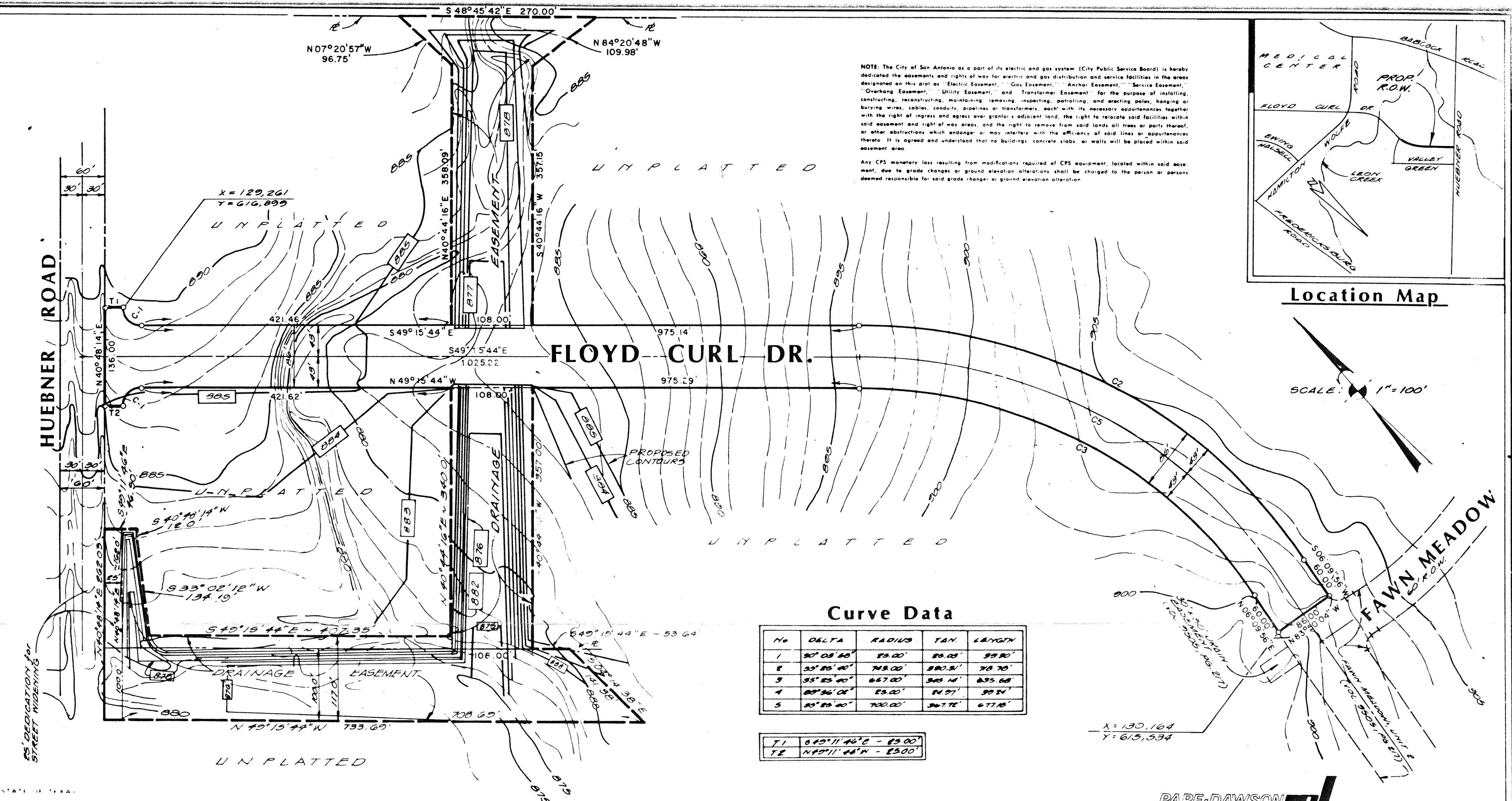






RECEIVED 6/17/85 08/17/85



No	DELTA	RADIUS	TAN.	LENGTH
1	90° 08' 40"	15.00'	85.05'	59.80'
2	33° 25' 40"	748.00'	880.51'	79.70'
3	35° 25' 40"	647.00'	305.14'	835.68'
4	88° 56' 00"	25.00'	24.97'	39.24'
5	90° 08' 40"	700.00'	347.78'	677.18'

T1	640° 11' 40" E - 25.00'
T2	N40° 11' 48" W - 25.00'

STATE OF TEXAS  
COUNTY OF BEXAR  
I, Edward J. Descamps, Registered Public Surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears on the records of the County Clerk of Bexar County, Texas.

Edward J. Descamps  
REGISTERED PUBLIC SURVEYOR  
COUNTY OF BEXAR, TEXAS  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF APRIL, A.D. 1985.

STATE OF TEXAS  
COUNTY OF BEXAR  
I, Floris Samuels, Notary Public, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears on the records of the County Clerk of Bexar County, Texas.

THE COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF APRIL, A.D. 1985, AND DULY RECORDED THE 10th DAY OF APRIL, A.D. 1985, AT 11:00 A.M. IN THE RECORDS OF SAID COUNTY, TEXAS, ON PAGE 51.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10th DAY OF APRIL, A.D. 1985.

### Subdivision Plat Establishing FAWN MEADOW, UNIT 4

BEING 7.900 ACRES OF LAND OUT OF THE MANUEL TEJADA ORIGINAL SURVEY No 89, ABSTRACT No 741, COUNTY BLOCK No 4445, BEXAR COUNTY, TEXAS.

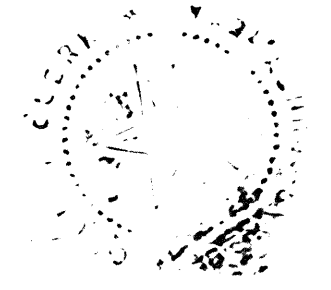
RE-PLAT IN:  
Vol. 9520  
Pg. 30

THIS PLAT OF FAWN MEADOW, UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 10th DAY OF May, A.D. 1985.  
By [Signature] CHAIRMAN  
By [Signature] SECRETARY

PAPE-DAWSON ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, Edward J. Descamps, Registered Public Surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears on the records of the County Clerk of Bexar County, Texas.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF APRIL, A.D. 1985.  
I, Floris Samuels, Notary Public, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears on the records of the County Clerk of Bexar County, Texas.









INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 83-13-61-24  
(To be assigned by the Planning Dept.)

FAWN MEADOW  
P.O.A.D.P. NAME

CHARLES M. WENDER P.O. Box 40579 78229 342-2255  
NAME OF DEVELOPER/SUBDIVIDER ADDRESS PHONE NO.

PAPE - DAWSON 9310 BROADWAY SAN ANTONIO TEX. 78217 824-9494  
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE ALONG THE SOUTH ROW. LINE OF HUEBNER LD.  
APPROX 2,730 EAST OF ITS INTERSECTION WITH BABCOCK RD.

EXISTING ZONING (If Applicable) \_\_\_\_\_

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Duplex	<input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Septic Tank(s)
	<input type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	
	<u>UNKNOWN AT THIS TIME</u>	

DATE FILED Nov. 3, 1983  
DUE DATE OF RESPONSE Dec. 9, 1983  
(within 20 working days of receipt)

REVISIONS FILED \_\_\_\_\_  
(if applicable)  
DATE OF RESPONSE \_\_\_\_\_  
(within 15 working days of receipt)

\*\*\* JUNE 1985  
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

10-25-85  
Spoke to Ed. Plascans and request additional info.



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

October 22, 1984

Applicant: Pape Dawson Engineers  
Mr. Eduardo Descamps  
Address: 9310 Broadway  
San Antonio, Texas 78217

Re: Fawn Meadow ☐ Preliminary Plan  
File #: 83-13-61-24 ☒ P.O.A.D.P. (Revision  
dated 10-10-81)

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ( ) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:

- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | ( ) _____                         |
| ( ) Dead-end streets                     | _____                             |
| ( ) Cul-de-sac streets in excess of 500' | _____                             |

( ) See annotations/comments on attached copy of your plan.

(X) Comments: This acknowledges receipt of the revised plan dated 10-10-84 reflecting the newly acquired land. In this regard, staff offers no objections.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

  
Michael C. O'Neal  
Chief, Current Planning

sm

"AN EQUAL OPPORTUNITY EMPLOYER"





# CITY OF SAN ANTONIO

P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285

Date: November 9, 1983

Applicant: Pape-Dawson Engineers  
Mr. Eduardo Descamps  
Address: 9310 Broadway  
San Antonio, Texas 78217

☐ Preliminary Plan

Re: Fawn Meadow ☒ P.O.A.D.P.

File #: 83-13-61-24

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

<input type="checkbox"/> 36-20D(a)	<input type="checkbox"/> 36-20D(e)	<input type="checkbox"/> 36-20D(i)
<input type="checkbox"/> 36-20D(b)	<input type="checkbox"/> 36-20D(f)	<input type="checkbox"/> 36-20D(j)
<input type="checkbox"/> 36-20D(c)	<input type="checkbox"/> 36-20D(g)	<input type="checkbox"/> 36-20D(k)
<input type="checkbox"/> 36-20D(d)	<input type="checkbox"/> 36-20D(h)	<input type="checkbox"/>

☒ is in general compliance with the Subdivision Regulations

☐ lacks compliance with the Subdivision Regulations regarding:

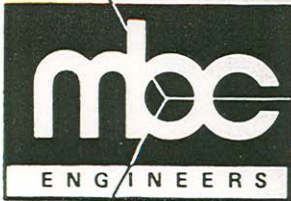
<input type="checkbox"/> Street layout	<input type="checkbox"/> Low density lots
<input type="checkbox"/> Relation to adjoining street system	<input type="checkbox"/> fronting onto major thoroughfares
<input type="checkbox"/> Stub streets	<input type="checkbox"/> 24' alley(s)
<input type="checkbox"/> Street jogs or intersections	<input type="checkbox"/>
<input type="checkbox"/> Dead-end streets	
<input type="checkbox"/> Cul-de-sac streets in excess of 500'	

☒ See annotations/comments on attached copy of your plan.

☐ Comments: \_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [Signature]



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

June 2, 1997

Ms. Elizabeth Carol  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Re: Fawn Meadow Subdivision P.O.A.D.P.

Dear Elizabeth:

As we discussed several days ago on the phone, we are interested in determining if the referenced P.O.A.D.P. is considered in effect.

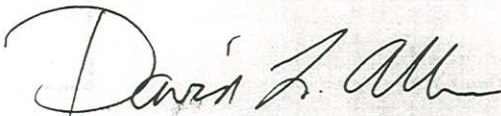
We have attached a copy of the P.O.A.D.P. and the plat we believe causes it to still be in effect. The plat is entitled Fawn Meadow, Unit 4, which was approved on May 1, 1985 and according to the 18 month "window" dates (that I received from the Planning Department) of October 22, 1984 through April 23, 1986, we believe that this P.O.A.D.P. is valid.

If you agree with our determination, we would appreciate your acknowledgment by signing and returning a copy of this letter.

Thanks for your help and please call if there are any questions.


Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

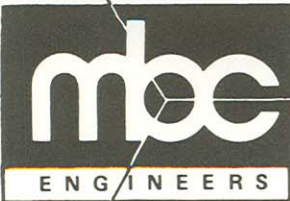
  
DAVID L. ALLEN, P.E.

26229

Acknowledged by:

  
Elizabeth Carol





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

March 25, 1997

Ms. Elizabeth Carol  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

RE: P.O.A.D.P. - Fawn Meadow Subdivision

RECEIVED  
97 MAR 25 PM 2:47  
CITY OF PLANNING  
& DEVELOPMENT  
SERVICES DIVISION

Dear Elizabeth:

We are interested in determining if the referenced POADP prepared by Pape-Dawson during October 1983, is still in effect? According to a note I received from you, a plat would have been required between 10-22-84 and 4-23-86.

We have attached copies of the following plats for your review:

Fawn Meadow Unit 1	9505/14	5- 1-84
Fawn Meadow Unit 2	9505/217	7-23-84
Fawn Meadow Unit 4	9515/48	11/86

Is the POADP active? It seems that even though none of the above described plats were recorded within the time frame you reported to us, the POADP would have to had been active in order for the Unit 4 plat to have been processed.

If there are any questions, please call.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

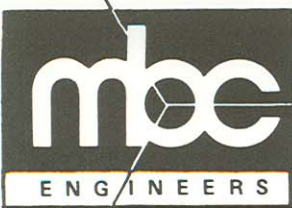
DAVID L. ALLEN, P.E.

DLA/lk

#26229

Attachments





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

April 17, 1997

Ms. Elizabeth Carol  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

RE: P.O.A.D.P. - Fawn Meadow Subdivision

Dear Elizabeth:

In order to provide additional information for the letter sent to you dated March 25, 1997 concerning the P.O.A.D.P. for Fawn Meadows Subdivision, we are providing these plat I.D. numbers,

Fawn Meadows, Unit 1 83-478  
Fawn Meadows, Unit 2 84-288  
Fawn Meadows, Unit 4 85-194

Would you please check to see if the P.O.A.D.P.. is still active based on this new information.

If there are any questions, please call.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads 'Don W. Miller'.

DON W. MILLER

Attachment

#26229





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

March 25, 1997

Ms. Elizabeth Carol  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

RE: P.O.A.D.P. - Fawn Meadow Subdivision

Dear Elizabeth:

We are interested in determining if the referenced POADP prepared by Pape-Dawson during October 1983, is still in effect? According to a note I received from you, a plat would have been required between 10-22-84 and 4-23-86.

We have attached copies of the following plats for your review:

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Fawn Meadow Unit 2	9505/217	7-23-84
Fawn Meadow Unit 4	9515/48	11/86

Is the POADP active? It seems that even though none of the above described plats were recorded within the time frame you reported to us, the POADP would have to had been active in order for the Unit 4 plat to have been processed.

If there are any questions, please call.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

  
DAVID L. ALLEN, P.E.

DLA/lk

#26229

Attachments

ROGER W. BOSE, P.E. NO. 23972

ROBERT A. COPELAND, P.E. NO. 24616

ROBERT A. LIESMAN, P.E. NO. 44131

SAMUEL B. BLEDSOE, III, P.E. NO. 38820

DAVID L. ALLEN, P.E. NO. 66073





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

TO C.O.S.A.  
Planning Dept  
Attn: MS. Elizabeth Carol

Proj. No. 26229 Date 4-17-97

Re: Fawn Meadow Sub.  
P.O.A.D.P.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items.  
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	4-17-97		Letter (PLAT ID #'s)
1	3-25-97		P.O.A.D.P. letter

RECEIVED  
97 APR 13 PM 3:17  
SAN ANTONIO  
SURVEYS DIVISION

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED

Don W. Muth



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	11/2/83	Job No.	1817-n
Attention	EDDY GUZMAN		
Re:	FAWN MEADOW		

TO PLANNING DEPT

\_\_\_\_\_

\_\_\_\_\_

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4		1	Preliminary Overall Plan

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval     | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment      | <input type="checkbox"/> _____                            |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS

**Revised/CORRECTED P.O.A.D.**  
**11-3-83**

COPY TO

SIGNED

RECEIVED

NOV 8

DEPARTMENT C  
Subdivision



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	10 Oct. 1984	Job No.	1817.00-02
Attention	MR. EDDIE GUZMAN		
Re:	FAWN MEADOWS SUBDIVISION "MASTER PLAN" POADP		

TO DEPT. OF PLANNING  
CITY OF SAN ANTONIO

## GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1 ea.		1	REDLINE COPY SHOWING LIMITS OF ORIGINAL PROPERTY AREA BEFORE CHANGE.
4 ea.		1	REVISED COPIES SHOWING NEWLY ACQUIRED AREA OF PROPERTY.

## THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval   | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use  | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested  | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> _____                    |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |   |

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO \_\_\_\_\_

SIGNED E. H. Dawson, Jr.  
E. H. DAWSON, JR.

9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	24 OCT. 1983	Job No.	1817.00
Attention	MR. EDDY GUZMAN		
Re:	FAWN MEADOW, UNIT 1		

TO PLANNING DEPT.  
CITY OF SAN ANTONIO

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4 EA.			PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval   | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use  | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested  | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> _____                    |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |   |

REMARKS \_\_\_\_\_

need corrections  
Spoke to Ed Descamps 10.25.83  
He will make necessary changes  
I add them as shown on the P.O.A.D.P.  
dated 10.24.83

**RECEIVED**  
**OCT 24 1983**  
**DEPARTMENT OF PLANNING**  
**Subdivision Section**

COPY TO \_\_\_\_\_

SIGNED Eduardo J. Descamps  
EDUARDO J. DESCAMPS

If enclosures are not as noted, kindly notify us at once.



RECEIVED  
1988 APR 12 AM 11:20  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
P. O. Box 9066  
San Antonio, Texas 78285

Re: POADP Applications Status  
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal  
 Planning Department  
 City of San Antonio  
 Re: POADP Applications Status  
 April 8, 1988  
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**



Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
Re: POADP Applications Status  
April 8, 1988  
Page 3 of 3

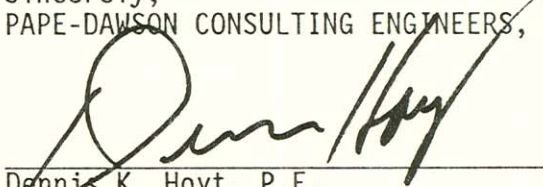
\* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

\*\* Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
\_\_\_\_\_  
Dennis K. Hoyt, P.E.  
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department  
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

FOWLKES & WALTHALL  
ATTORNEYS AND COUNSELORS  
1415 FROST BANK TOWER  
SAN ANTONIO, TEXAS 78205  
(512) 224-5234

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CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

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W. W. FOWLKES  
BOARD CERTIFIED  
RESIDENTIAL AND FARM AND RANCH REAL ESTATE LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION  
THOMAS J. WALTHALL, JR.

March 4, 1986

AmeriCare Corp.  
Honeywell Center  
1111 Mockingbird Lane  
Dallas, Texas 75247

Attention: Mr. Ed Sawyer, Vice President

Mr. W. Winston Martin  
Trinity Retirement Living Foundation  
418 S. Santa Rosa  
San Antonio, Texas 78207

Mr. Charles Martin Wender  
111 Salado, Suite 1700  
San Antonio, Texas 78205

City of San Antonio  
Office of the City Engineer  
Department of Planning  
City Hall  
San Antonio, Texas 78205

Dear Sirs:

This office, in association with Mr. James Branton, represents Mrs. Fannie Lee Denman in connection with the concentrated and excessive storm water run-off which severely damages her 10 acre tract of land located to the north of the intersection of Valley Green Road and Fawn Meadow.

Here are the basic facts: Mrs. Denman, owns a very old and attractive residence fronting on Valley Green Road, a two lane road which has been in existence for a very long time. Fawn Meadow is a paved, undedicated "street" which has recently been constructed as a part of the Fawn Meadow Unit 2 Subdivision approved by the City of San Antonio. To the northeast of Mrs. Denman's property is lot 2, block 1, NCB 17195, also known as Fawn Meadow Unit No. 1 which is being developed by AmeriCare Corporation of Dallas and San Antonio, Texas. To the southeast of her property is the area known as proposed Fawn Meadow Unit 3 which we understand is owned by Mr. Charles Martin Wender. A private 60 foot ingress-egress easement has been granted through this Fawn Meadow Unit 3 to the property owned by AmeriCare and currently a 40 foot wide street and a 5 foot by 2 foot single

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concrete box culvert has been built in this access easement, connecting the new road construction currently being completed by AmeriCare with Fawn Meadow Drive. The original condition of all of this land adjoining Mrs. Denman was that of pasture land, and it was separated from her property by a long-time border fence. There have been severe contour changes by the development.

Mrs. Denman's property is being severely damaged as a result of the development, the platting, the clearing, the planning and the engineering of the AmeriCare property and of the proposed Fawn Meadow Unit 3, all in violation of the state law, Texas Water Code, section 11.086 "Overflow Caused by Diversion of Water". This state law has been in force and effect for many years, and as carried forward in the Water Code provides:

(a) no person may divert or impound the natural flow of surface water in this state or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.

(b) a person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow.

The cases construing this statute have consistently held that the lower estate need not receive surface water from upper lands, except in natural conditions untouched by human hands.

Mrs. Denman seriously and strenuously objects to the inverse condemnation of her property by the concerted effort of the city, the original owners, the subdividers and the developers diverting all of the natural surface flow into streets and concentrated drainage channels, and gathering the entire flow into a drainage pattern whereby rainfall rushes onto her property, not in the natural sheet flow, but in a strong concentrated flow undiminished by any follow through plan of the drainage improvements. It is our position that if any drainage plan took into consideration the state law on this subject, such drainage plan was not followed and nothing impedes the flow of the concentrated force of water which is literally destroying the usefulness of the rear one-third portion of her property. The land is being severely eroded, and any small rain dumps all kinds of refuse and garbage upon her property. Her topsoil is replaced with rock and caliche. Her damages are as a result of the lack of any follow through on a drainage plan which takes into consideration her rights to have her property neither temporarily nor permanently damaged by the effort or lack of effort on the part of the parties to whom this letter is addressed, together with their respective engineers.

It is not the intention of this letter to say that the parties intentionally acted in concert to damage Mrs. Denman, but it is the purport of this letter to express to each of you that your actions and omissions, when taken together, have damaged and

continue to damage Mrs. Denman and preclude the use of her property. It is clear that the volume of storm water discharge after completion of development of the property, as presently or apparently contemplated, will double or triple the storm water discharge onto Mrs. Denman's property, and the discharge at the box culvert will be much more than the amount for which it was designated, causing an additional erosion of Mrs. Denman's land and permanent decrease in the market value of the land for anticipated uses.

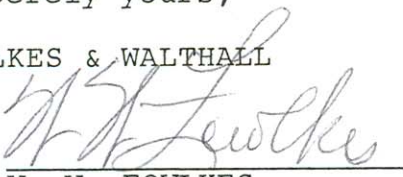
It is our opinion that Mrs. Denman has several options, unless you take steps immediately to correct these conditions which you have caused: she can divert the excessive flow by a permanent impediment and/or proceed against you on the basis of your proportionate or joint part in causing this unreasonable situation, all in violation of the state law; or she can file a class action on behalf of all down stream owners which would declare the rights of the parties, compel the City to amend its platting and drainage ordinances to the end that no servitudes shall exist on land to receive an unnatural flow of water which has been diverted onto it, and that she can recover reasonable attorney's fees.

It is important that you get in touch with us without delay.

Sincerely yours,

FOWLKES & WALTHALL

By

  
W. W. FOWLKES

WWF:sgs

Ray, this is for your  
info. please file in POAPP  
file